



*jordan fishwick*

**TIMPERLEY**  
Byrons Drive



## Byrons Drive, Timperley, WA15 6JF

Guide Price £715,000



### The Property

A beautifully presented four double bedroom family home, situated on an enviable corner plot within a private gated community. Constructed in circa 1996 the properties' location is well suited for families, being within walking distance to Wellington School and Timperley's local amenities. The property in brief comprises of: Entrance hall, open plan kitchen/dining area, separate utility room, downstairs w.c, front reception room, rear conservatory and a spacious living area with gas fire & hearth surround. To the first floor there are three good sized double bedrooms along with a spacious master bedroom with ensuite shower room. The property also boasts an external garage which is accessed via one of the two driveways which can accommodate off-road parking for three or more vehicles. Externally to the rear of the property is a secluded South-East facing rear garden which has been mainly laid to lawn with a stone paved seating area. The Garden is bordered by mature shrubs and timber fencing. Internal viewings of this property are highly recommended.

### Directions

WA15 6JF



- Four Bedroom Detached House
- Secluded South-East facing garden
- Gated community
- Council Tax Band F
- EPC Rating C
- Conservatory
- Garage
- Off road parking

Postcode - WA15 6JF

EPC Rating - C

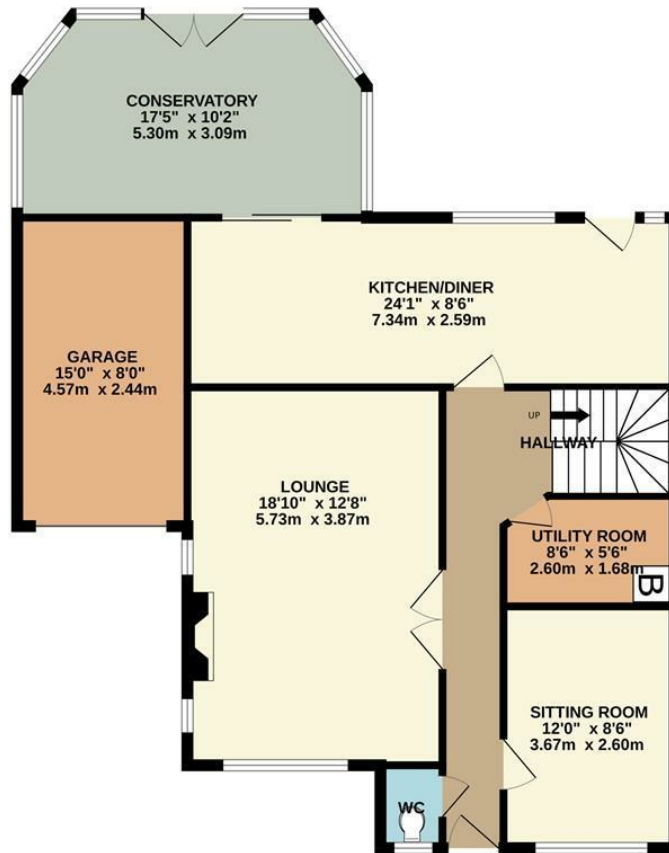
Floor Area - 1674.00 sq ft

Local Authority - Trafford

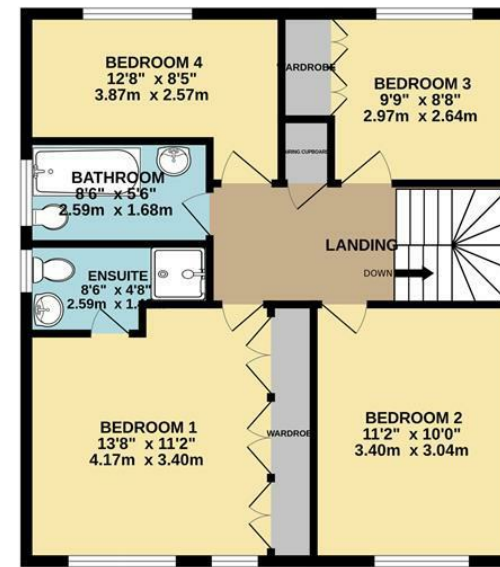
Council Tax - F



GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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